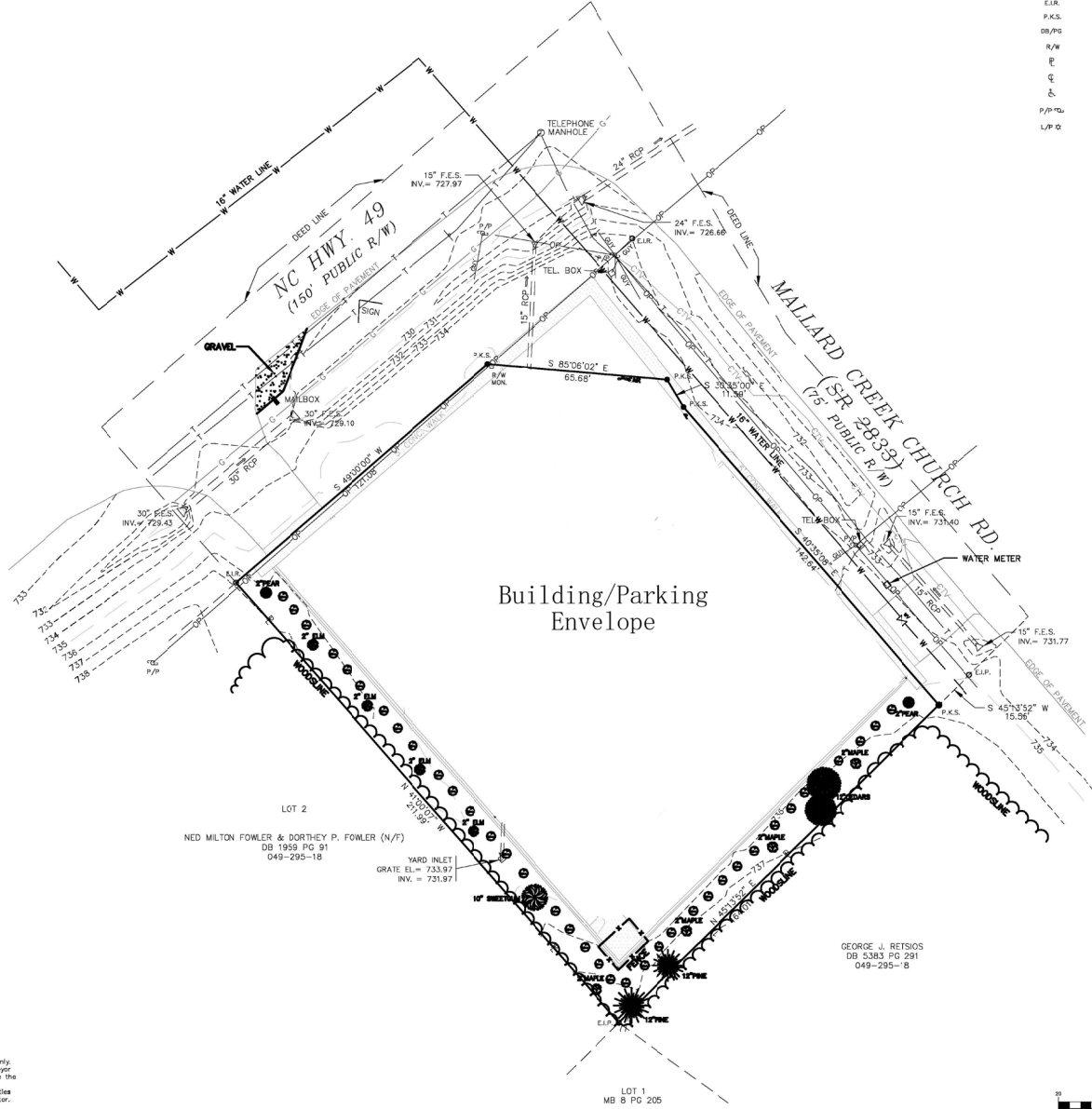


VICINITY MAP
(N.T.S.)

LEGEND

E.I.P.	EXISTING IRON PIPE	□	CATCH BASIN
E.I.R.	EXISTING IRON REBAR	⊠	FIRE HYDRANT
P.K.S.	PK NAIL SET	—	WATER VALVE
DB/PG	DEED BOOK & PAGE	—OP—	OVERHEAD POWER LINE
R/W	RIGHT-OF-WAY	—T—	UNDERGROUND TELEPHONE LINE
P	PROPERTY LINE	—CTV—	CABLE TV
CL	CENTERLINE	—WL—	WATER LINE
⊕	HANDICAPPED	—G—	GAS LINE
P/P PO	POWER POLE	—UE—	UNDERGROUND ELECTRIC LINE
L/P PO	LIGHT POLE	■	CONCRETE



- REFERENCES
- 1.) MB 8 PG 205
 - 2.) MB 7 PG 527
 - 3.) MB 26 PG 500
 - 4.) DB 7499 PG 212

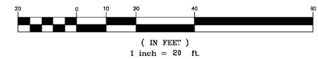
- NOTES:
- 1.) ELEVATIONS FOR THIS SURVEY WERE BASED ON A PREVIOUS SURVEY BY THIS OFFICE DATED: 3-16-93.
 - 2.) AREA CALCULATED BY DMD.
 - 3.) WATERLINES SHOWN ARE APPROXIMATE ONLY, AND WERE SCALED PER CMUD KEY MAPS.
 - 4.) THIS PROPERTY IS NOT LOCATED IN ANY REGULATED FLOOD PLAIN AS MIGHT BE DEPICTED ON ANY F.E.M.A. OR F.I.R.M. MAP.
 - 5.) INVERT ELEVATIONS ON STORM DRAINAGE STRUCTURES WERE BASED ON A COMBINATION OF FIELD MEASUREMENTS AND CALCULATED DATA.

CAUTION

The utilities shown are shown for the Contractor's convenience only there may be other utilities not shown on this survey. The Surveyor assumes no responsibility for the locations shown and it shall be the Contractor's responsibility to verify the locations of all utilities within the limits of the work. All damage made to existing utilities by the Contractor shall be the sole responsibility of the Contractor.



GRID NORTH
NAD 83



CADD FILE: P:\MCDONALD\MCDONALD.DWG

REZONING PETITION 2018-034
Petitioner: Charles and Ellen Gray

Development Data Table:

Site Area:	+/- 0.76 acres
Tax Parcels:	049-295-17
Existing Zoning:	B-1(CD)
Proposed Zoning:	B-1(CD) SPA

I. General Provisions

1. These Development Standards form a part of the Site Plan Amendment associated with the Rezoning Petition filed by Charles and Ellen Gray (the “Petitioners”) to accommodate redevelopment of an approximately 0.76-acre site located on the southern corner of the intersection of University City Boulevard and John Kirk Road, more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Number 049-295-17.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”).
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the B-1 zoning district shall govern the development and use of the Site.
4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted and Prohibited Uses

The Site may be devoted to any uses permitted in the B-1 zoning district, including any incidental and accessory uses relating thereto except automotive service stations with gasoline sales.